

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



September 26, 2023

***Council Chambers
2020 Hampton Street
Columbia, SC 29204***

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 26 September 2023

*Agenda
7:00 PM*

1. STAFF:

Geonard Price Division Manager/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

2. CALL TO ORDER Honorable Overture Walker
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

4. ADOPTION OF THE AGENDA

5. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case #23-015 MA District 3
Yvonne McBride
Shailesh Thakkar
RM-HD to GC (0.399)
7008 Joye Circle
TMS# R16906-02-06
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Page 1

2. Case # 23-017 MA District 1
Jason Branham
Blake Valentine
RU to RS-E (50.78 acres)
Mount Vernon Church
R01600-05-06, R01600-05-05, R01600-05-01
Planning Commission: No Recommendation (4-4)
Staff Recommendation: Approval
Page 9

3. Case # 23-023 MA District 2
Derrek Pugh
Kevin Steelman
M-1 to RS-LD (21.98)
111 Pine Wedge Drive
TMS# R17700-01-94 & R17700-01-14
Planning Commission: Approval (5-0)
Staff Recommendation: Approval
Page 17

4. Case # 23-024 MA District 7
Jason Branham
Harry Walsh
PDD to PDD
Kennerly Road (3.08 acres)
TMS# R04100-03-82
Planning Commission: Approval (5-0)
Staff Recommendation: Approval
Page 25

5. Case # 23-030 MA
Fan Disharoon
OI to RS-LD (.37 acres)
1528 Legrand Road
TMS # R17113-08-04
Planning Commission: Approval (7-1)
Staff Recommendation: Disapproval
Page 35

District 7
Gretchen Barron

6. Case # 23-036 MA
Carl Gibson
RU to LI (2.5 acres)
E/S Montgomery Lane
TMS # R18800-02-39
Planning Commission: Approval (6-2)
Staff Recommendation: Disapproval
Page 43

District 10
Cheryl English

6. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-015 MA
APPLICANT: Shailesh Thakkar

LOCATION: 7008 Joye Circle

TAX MAP NUMBER: R16906-02-06
ACREAGE: 0.39 acre
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

ZPH SIGN POSTING: September 8, 2023

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

Section 26-52. Amendments (b) (2) b. 1. An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family (RG-2). With the adoption of the 2005 Land Development Code the RG-2 District was designated Residential Multi-Family High Density District (RM-HD)

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 6 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	R-3/ GC	Residence (Forest Acres)/ Place of Worship
<u>South:</u>	C-3	Minor Auto Repair (Forest Acres)
<u>East:</u>	GC	Convenience store with pumps
<u>West:</u>	R-1	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Joye Circle which is classified as a two-lane local collector street. There are no sidewalks or streetlamps along this section of Joye Circle. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the north and east. The parcel to the east is a convenience store with pumps zoned GC. The parcel to the south is zoned GC and has an existing minor auto repair business.

Public Services

The subject parcel is within the boundaries of School District Two. Pontiac Elementary School is .32 miles northwest of the subject parcel on Decker Boulevard. There is a fire hydrant located south of the property along Decker Boulevard. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately 1 mile north of the subject parcel. Records indicate that the parcel is within the City of Columbia’s water service area. Records indicate that the parcel is within the East Richland County Public Service District sewer service area.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood Activity Center**.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Recommended Land Uses

Primary Land Uses: Grocery store, restaurant, bar, personal service, professional office, financial institution, small format medical office, personal service, drug store, and smaller-scale retail shopping are appropriate within Neighborhood Activity Centers.

Secondary Land Uses: Multi-family housing and commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

Traffic Characteristics

No traffic count stations are located on Joye Circle. The 2022 SCDOT traffic count (Station # 315) located north of the subject parcel on Decker Boulevard identifies 25,300 Average Daily Trips (ADT's). Decker Boulevard is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for this section of Two Notch Road, either through SCDOT or the County Penny Sales Tax program.

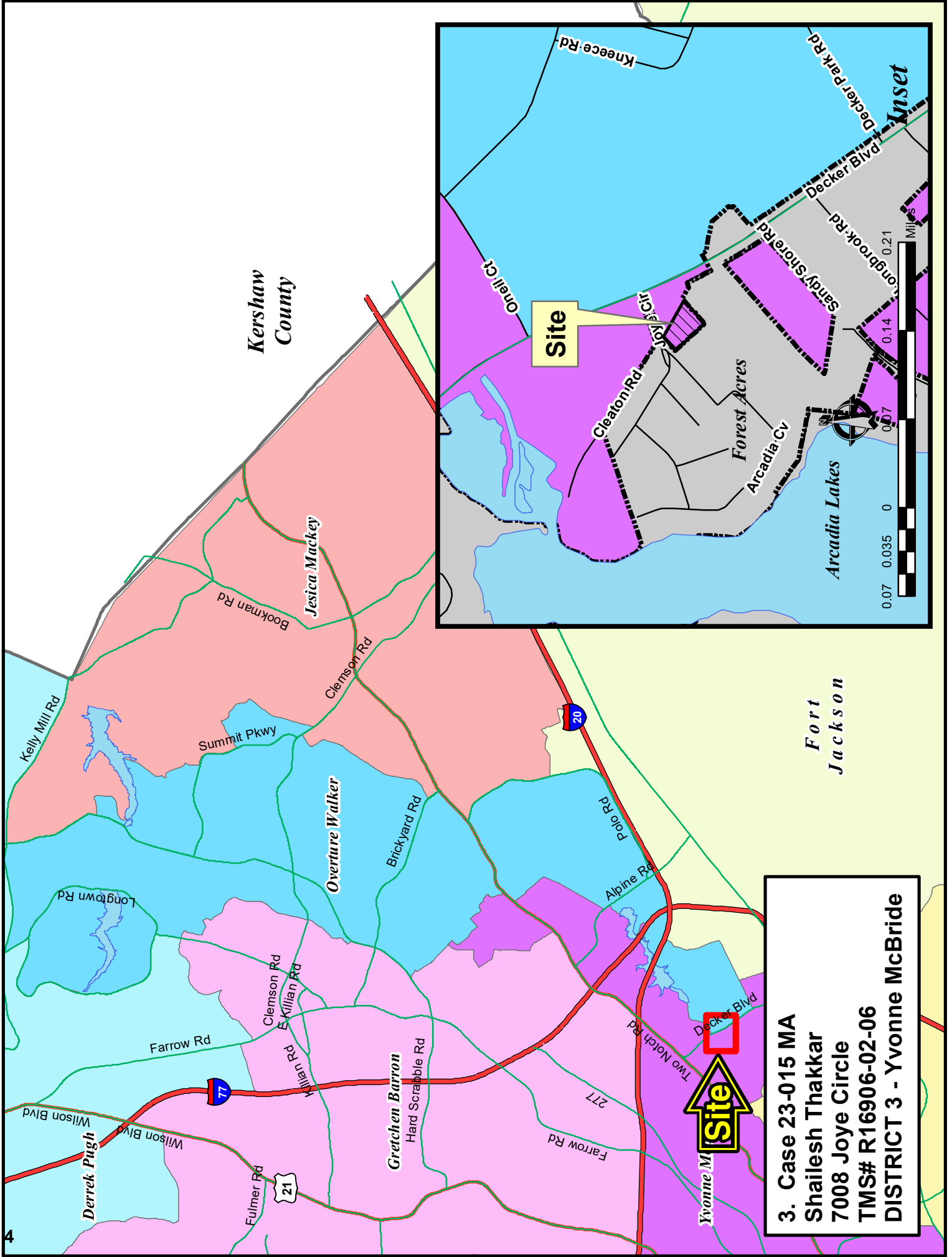
Conclusion

The proposed zoning is in compliance with the recommended objective for Neighborhood Activity Centers outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be consistent with the existing zoning districts and the development pattern of the surrounding area.

For these reasons, staff recommends **Approval** of this map amendment.

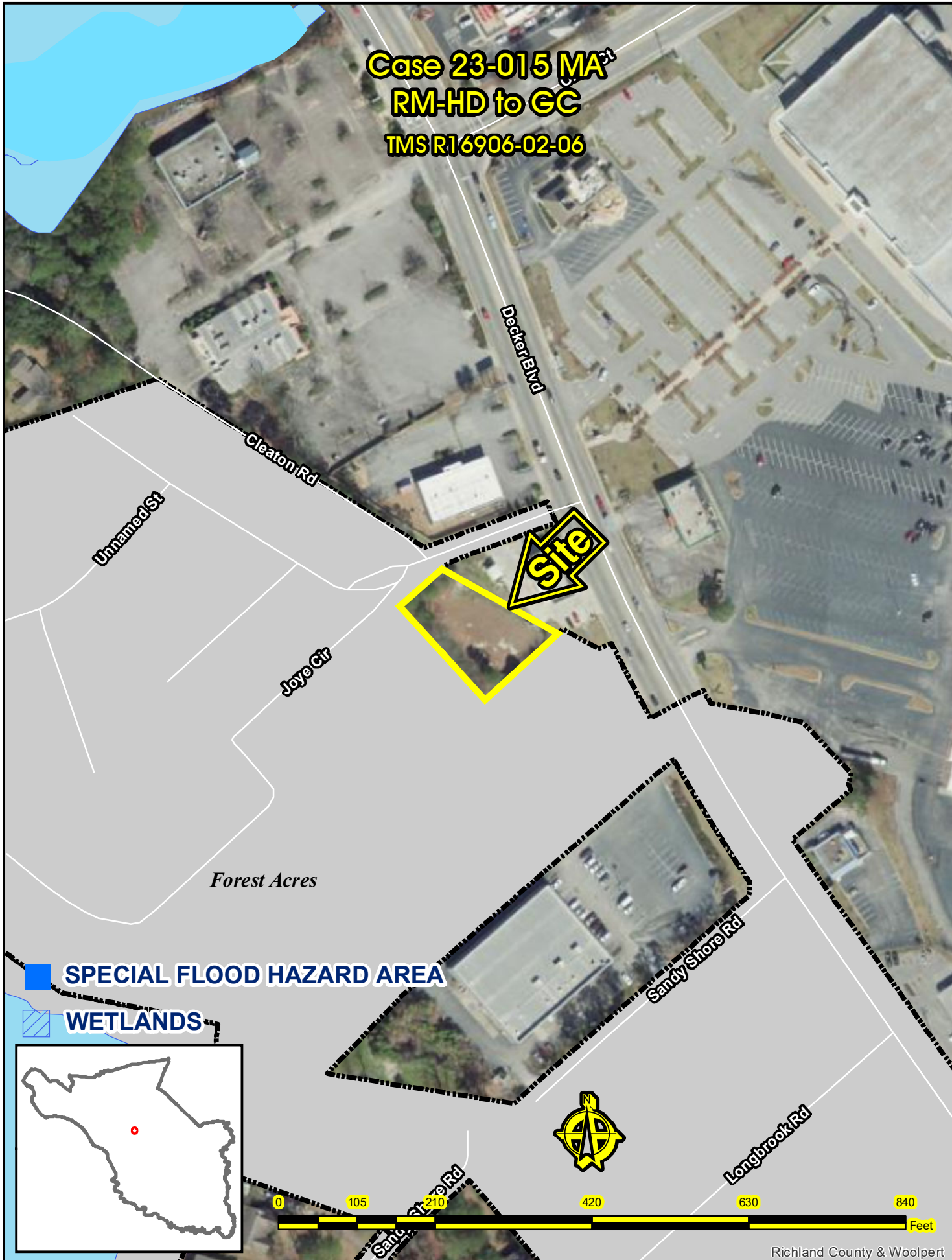
Planning Commission Action

At their **June 5, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-015 MA**.

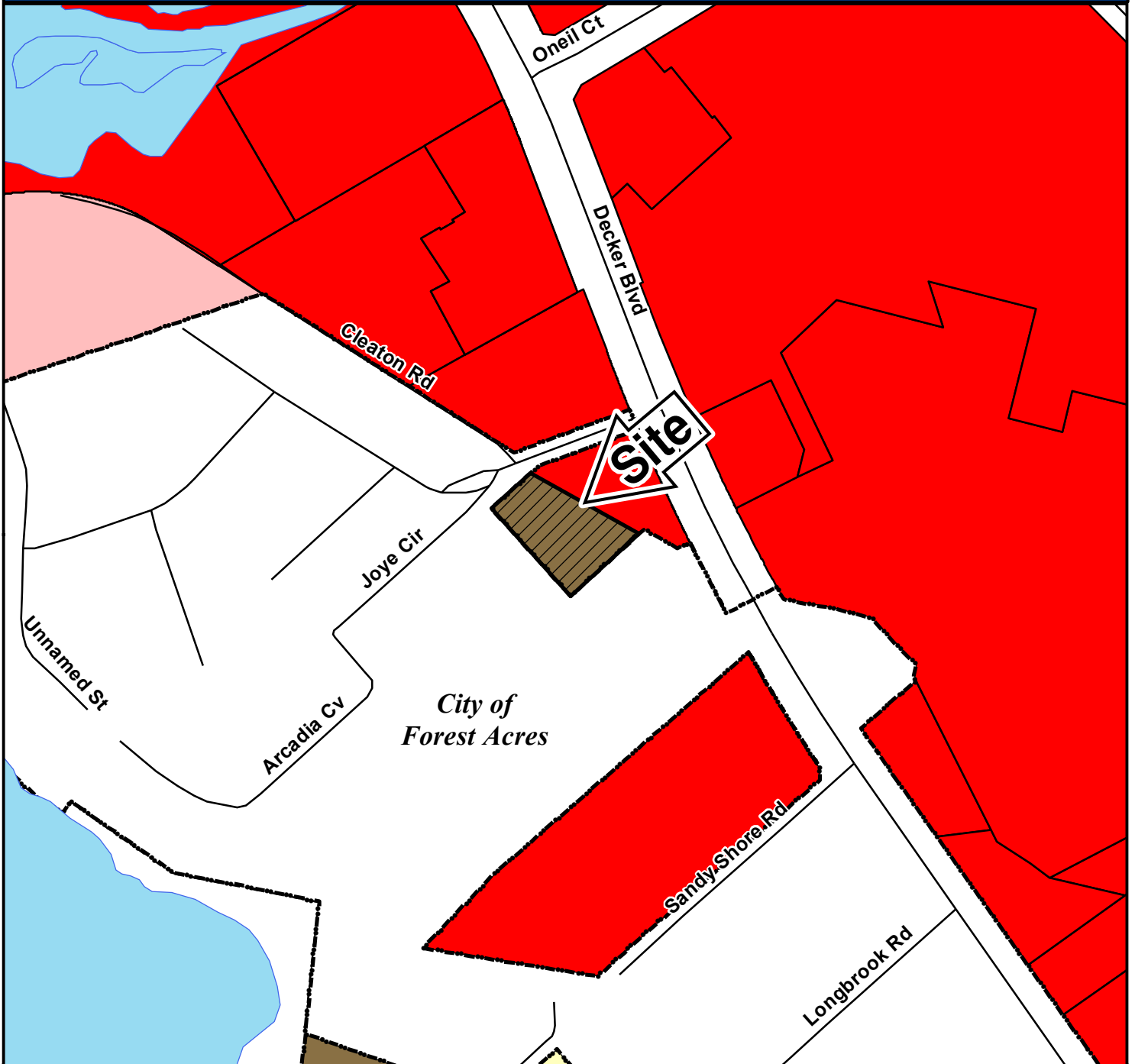


3. Case 23-015 MA
Shailesh Thakkar
7008 Joye Circle
TMS# R16906-02-06
DISTRICT 3 - Yvonne McBride

Case 23-015 MA¹
RM-HD to GC
TMS R16906-02-06

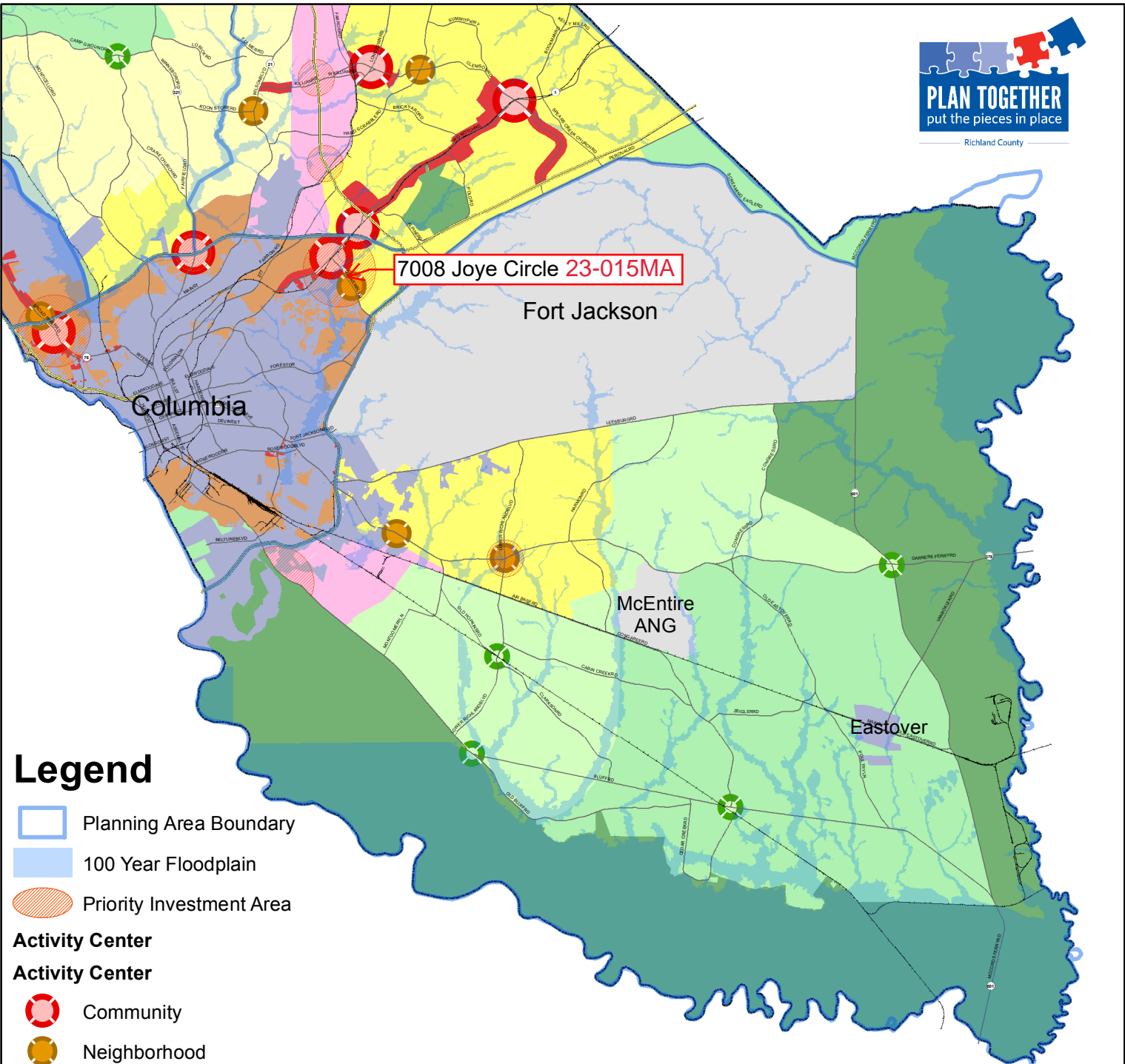


Case 23-015 MA RM-HD to GC



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	 N Subject Property
	CC-2		C-3		RS-LD		RM-MD		GC		HI		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			



Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA

Adopted March 17, 2015

Miles
4 2 0 4 7



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-017 MA
APPLICANT: Blake Valentine

LOCATION: Mount Vernon Church

TAX MAP NUMBER: R01600-05-01, 05 & 06
ACREAGE: 50.78 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

ZPH SIGN POSTING: September 8, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RU District.

Zoning History for the General Area

The Planned Development District (PDD) property northwest of the subject parcel was rezoned under case number 04-041MA.

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

The minimum lot area is 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 110 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU / RU	Undeveloped / Residence
<u>South:</u>	RU / RU	Undeveloped / Residence
<u>East:</u>	RU / RU	Undeveloped / Residence
<u>West:</u>	RU / RU / RU	SpringHill High School / Residence / Undeveloped

Discussion

Parcel/Area Characteristics

The parcels have frontage along Broad River Road and Mount Vernon Church Road. There are no sidewalks or streetlights along these sections of Kennerly Road or Mount Vernon Church Road. Broad River Road is a two-lane minor arterial with limited sidewalks and streetlights along this section. The parcels are undeveloped. The immediate area is characterized by residential uses of a rural nature with some undeveloped parcels in the vicinity, with the immediate area zoned RU. There are larger institutional uses to the west.

Public Services

The Spring Hill/White Rock fire station (station number 21) is located at 11809 Broad River Road, approximately 1.35 miles northwest of the subject parcel. The Spring Hill High School is located west of the subject parcels on Broad River Road. Records indicate that the parcel is located within the City of Columbia's water service area. Records also indicate that the parcel is located within Richland County's sewer service area.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Neighborhood (Low Density)**.

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #178) located southeast of the subject site on Broad River Road identifies 10,600 ADTs. This section of Broad River Road is classified as a two-lane minor arterial with a design capacity of 10,800 ADTs. This segment of Broad River Road is currently operating at a Level of Service (LOS) "C".

The ADTs are the total volume of traffic passing a point on a roadway during a 24-hour period. ADTs data is collected by SCDOT.

There is a rehab & resurfacing project along this section of Broad River Road currently under construction through SCDOT. There are no projects through the County Penny Sales Tax program.

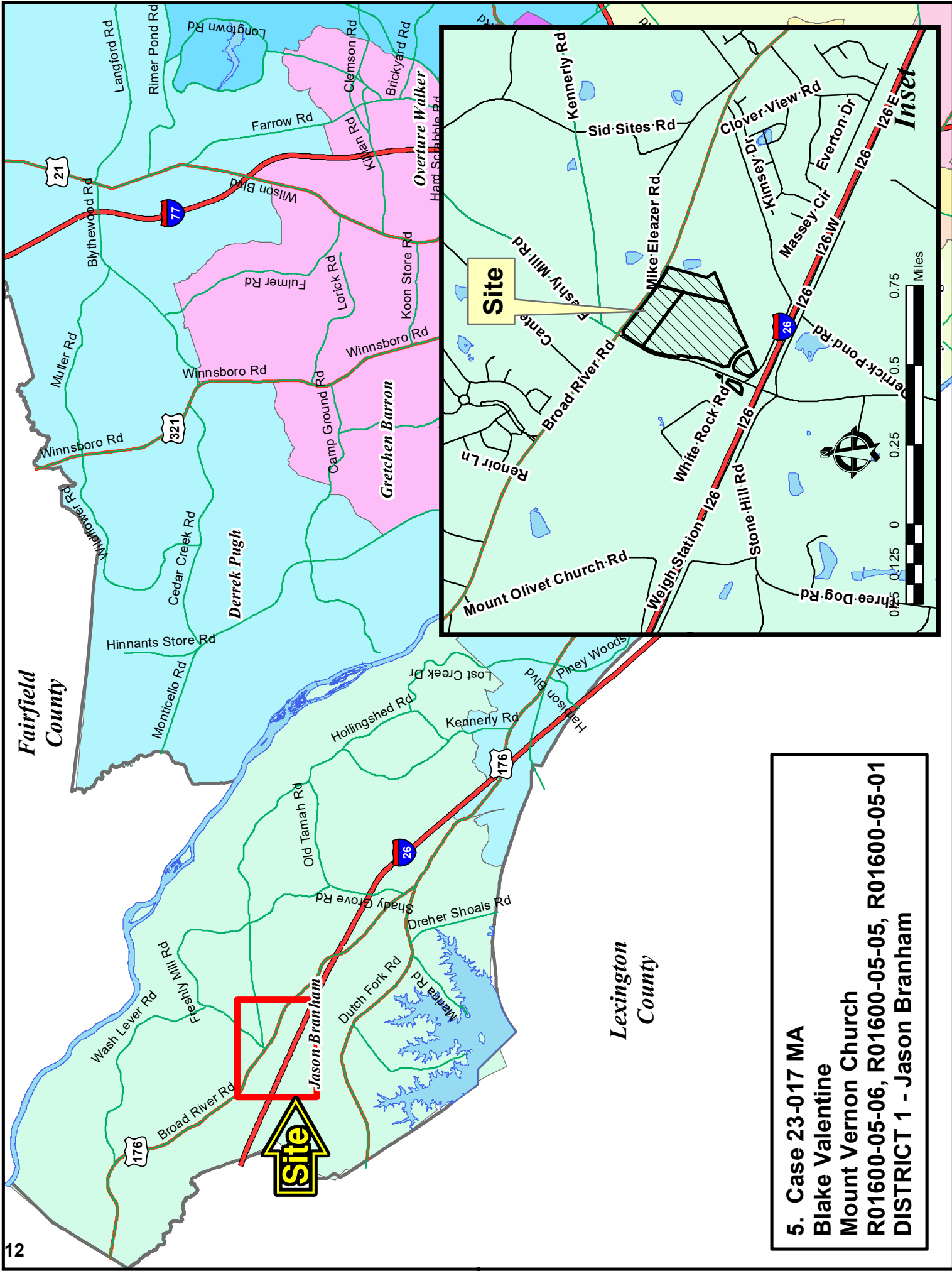
Conclusion

The proposed rezoning meets the objectives and desired development pattern of the Comprehensive Plan for the Neighborhood (Low-Density) future land use designation. The proposed request permits residential uses of an intensity and scale that would be in character with the Comprehensive Plan's recommendations.

For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **June 5, 2023** meeting, the Richland County Planning Commission voted 4-to-4 for **RC Project # 23-017 MA**. A tie vote for motions regarding recommendations to the County Council is a "no recommendation" vote.



Fairfield County

Lexington County

5. Case 23-017 MA
 Blake Valentine
 Mount Vernon Church
 R01600-05-06, R01600-05-05, R01600-05-01
 DISTRICT 1 - Jason Branham

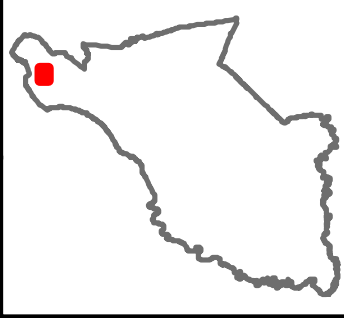
**Case 23-017 MA
RU to RS-E**

TMS R01600-05-06, R01600-05-05, R01600-05-01

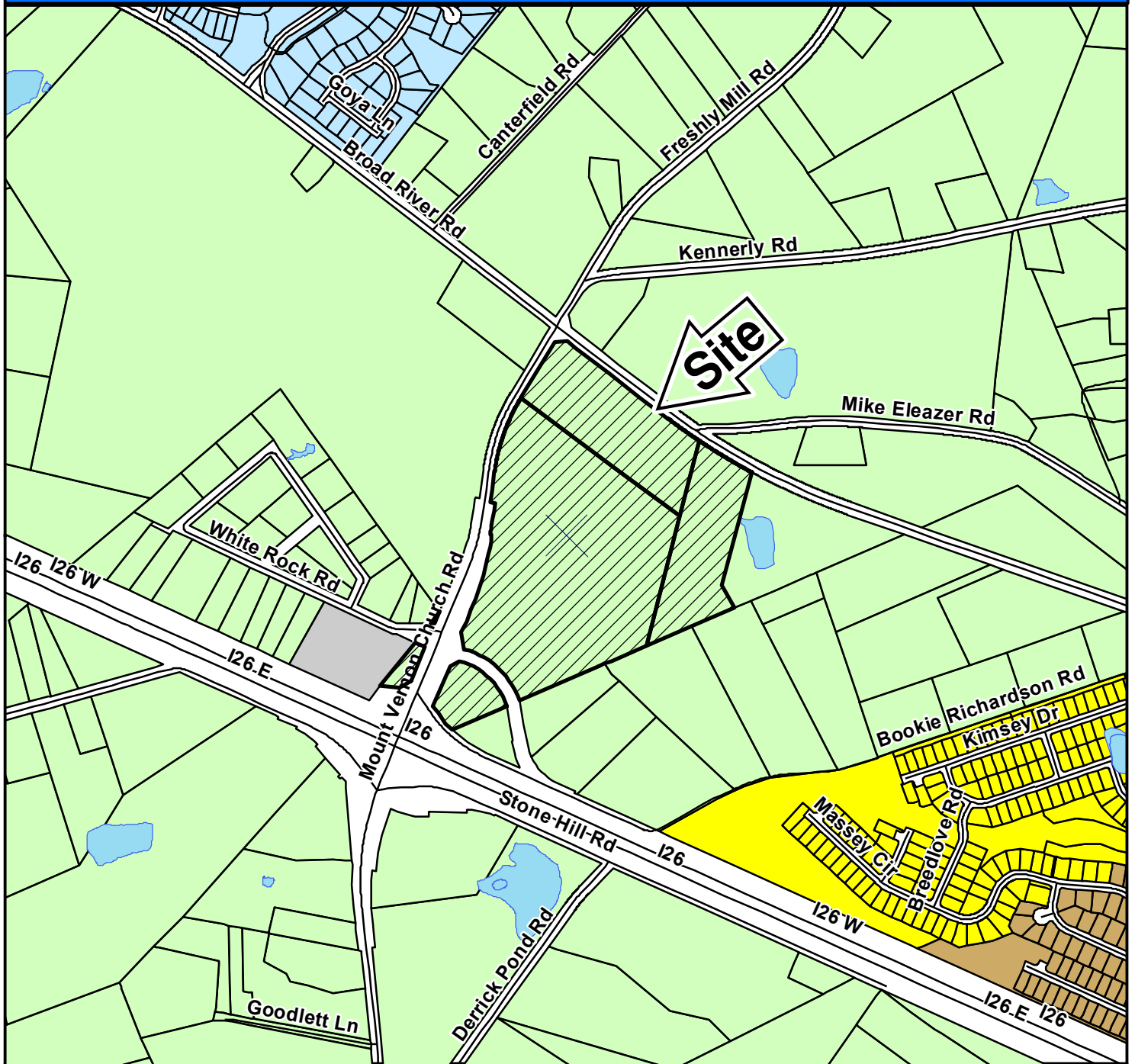
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 23-017 MA RU to RS-E



ZONING CLASSIFICATIONS

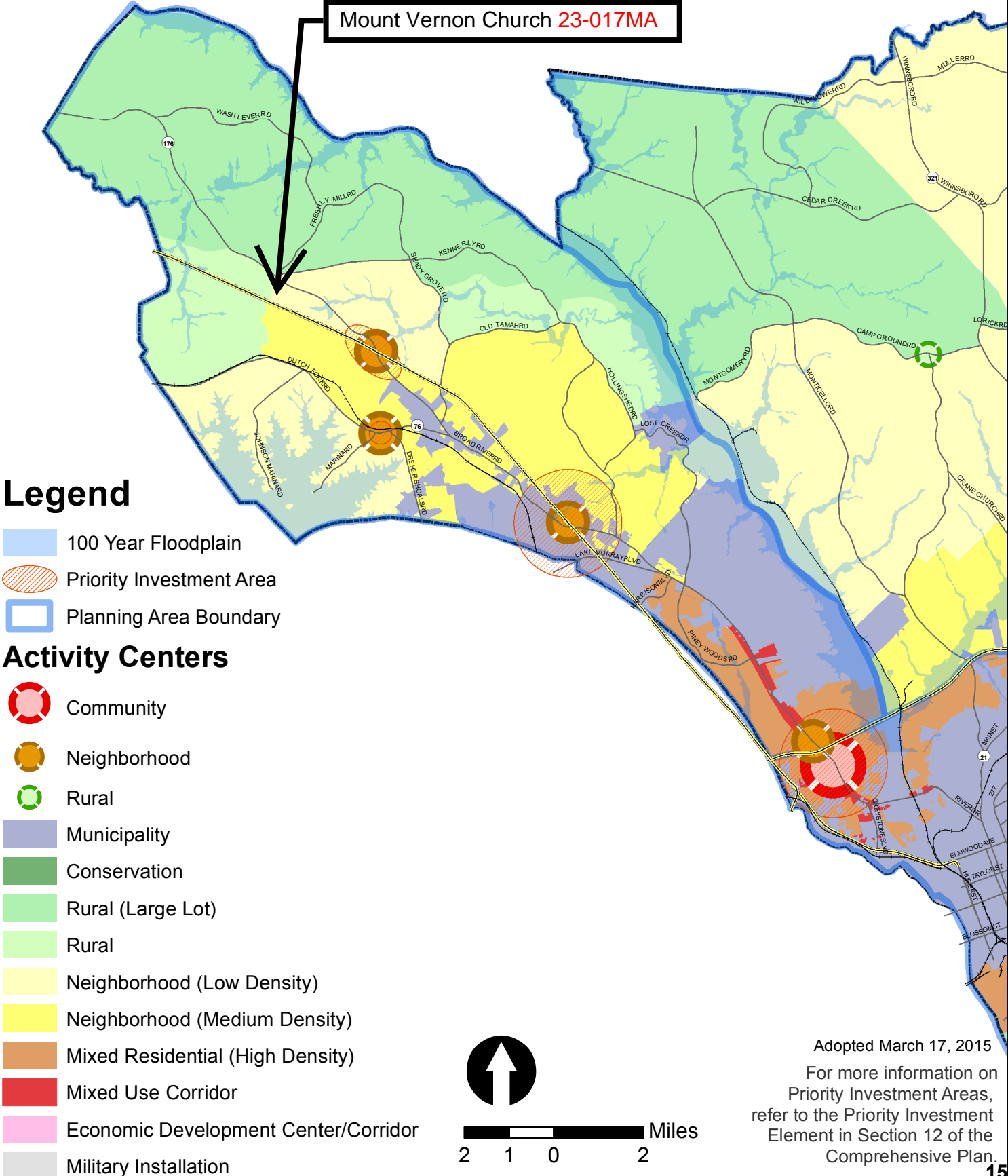
	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Mount Vernon Church 23-017MA



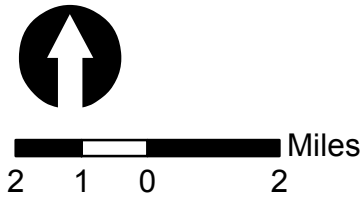
Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- Community
- Neighborhood
- Rural

- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 10, 2023
RC PROJECT: 23-023 MA
APPLICANT: Kevin Steelman

LOCATION: 111 Pine Wedge Drive

TAX MAP NUMBER: R17700-01-94 & R17700-01-14
ACREAGE: 21.98 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: September 8, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial (M-1) District.

Zoning History for the General Area

The RS-LD parcel north of the sites was rezoned under case number 07-052MA.

Zoning District Summary

The RS-LD District is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

The minimum lot area is 12,000 square feet or as determined by DHEC.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 79 dwelling units*.

* Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD / RS-MD / RU	Residential Subdivisions
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	M-1 / CC (Town of Blythewood)	Undeveloped / Heating & Air / Car Repair / Recreation Center
<u>West:</u>	RS-MD	Willow Lakes Subdivision

Discussion

Parcel/Area Characteristics

One of the subject sites has a place of worship and the other site is undeveloped. One parcel has frontage on Pine Wedge Drive and Farrow Road and the other site has frontage along Farrow Road. Pine Wedge Drive is a two-lane local road. This section of Farrow Road is a two-lane undivided major collector. The area is characterized by industrial and residential uses.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Round Top Elementary School and Blythewood Middle School are located approximately 1.5 miles northeast of the subject parcel. The Blythewood fire station (Station number 26) is approximately 1.8 miles north of the subject parcel along Wilson Blvd. Water and sewer service would be provided through private source.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium-Density)***.

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #285) located south of the site on Farrow Road identifies 15,300 Average Daily Trips (ADTs). This section of Farrow Road is a two-lane undivided major

collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Farrow Road is currently operating at Level of Service (LOS) “F”.

The ADTs are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT data is collected by SCDOT.

There are no planned or programmed improvements for this section of Bluff Road through the County Penny Sales Tax Program or SCDOT.

Conclusion

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium-Density) designation. According to the Plan, these areas are identified as a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. The land uses and character of the Areas within this designation should include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format.

In addition, the request would be consistent with the density and development standards of the adjacent developments (Willow Lakes – various phases) north and east of the subject parcels.

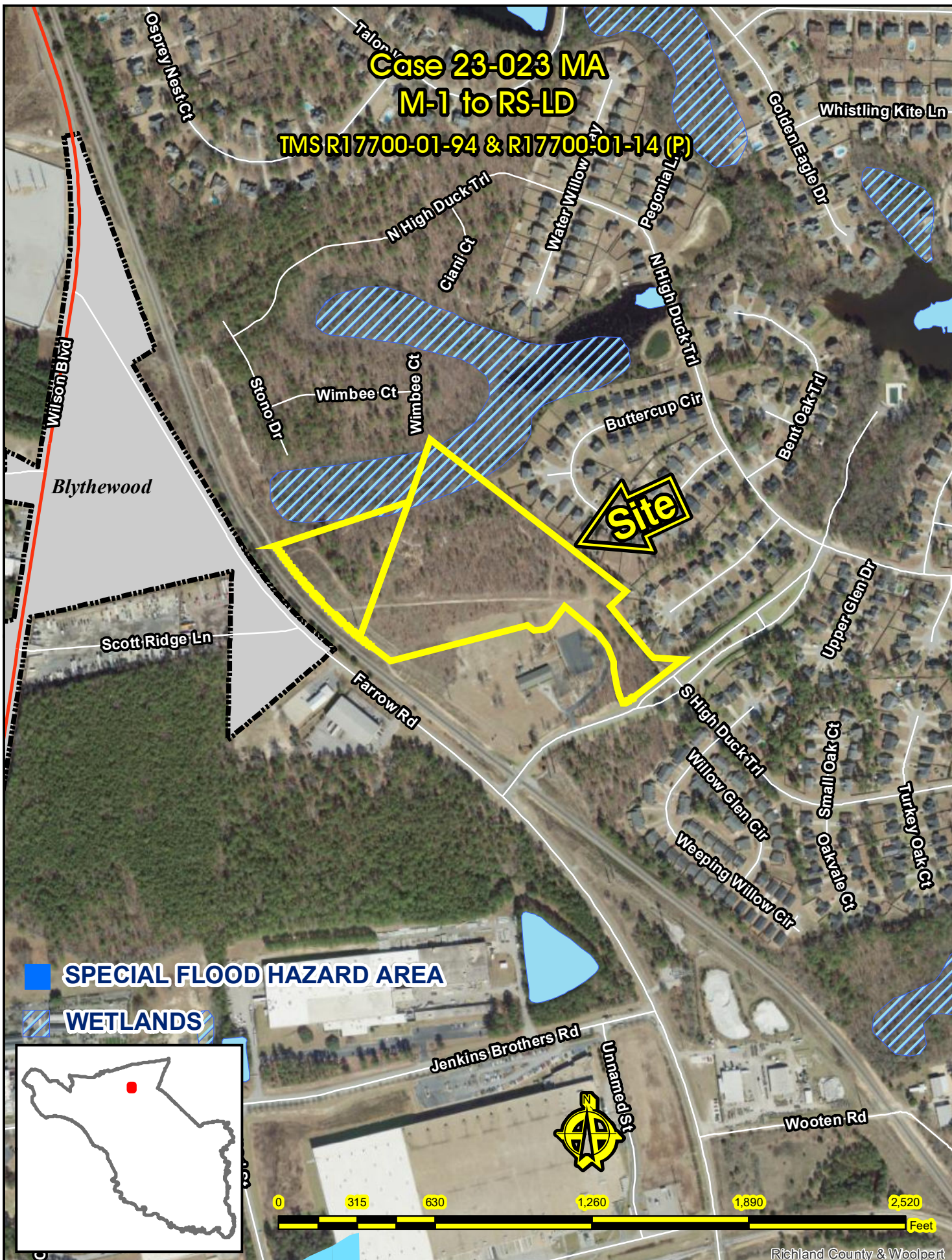
Based on the consistency of the request as it relates to the objectives of the Comprehensive Plan, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **July 10, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-023 MA**.

**Case 23-023 MA
M-1 to RS-LD**

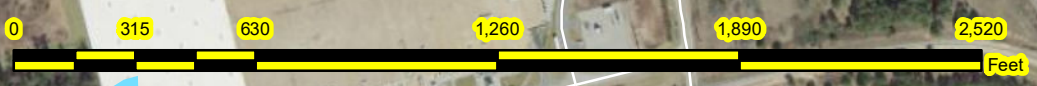
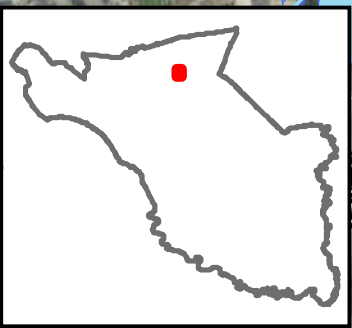
TMS R17700-01-94 & R17700-01-14 (P)



Site

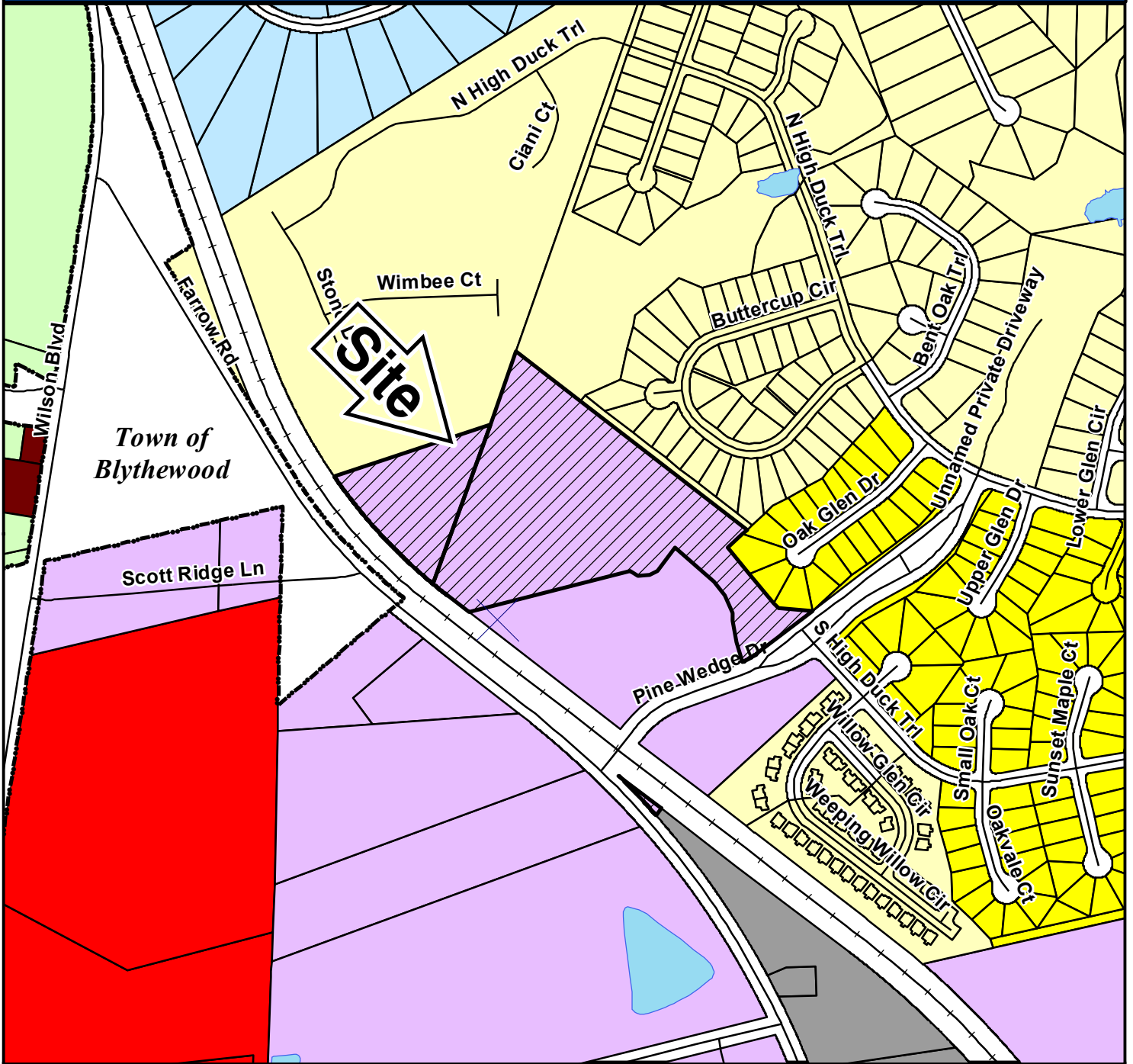
SPECIAL FLOOD HAZARD AREA

WETLANDS


























Case 23-023 MA

M-1 to RS-LD



ZONING CLASSIFICATIONS

	CC-1		RR		RS-HD		OI		M-1		RU
	CC-2		RS-E		MH		NC		LI		TROS
	CC-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-4		RS-MD		RM-HD		RC		PDD		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

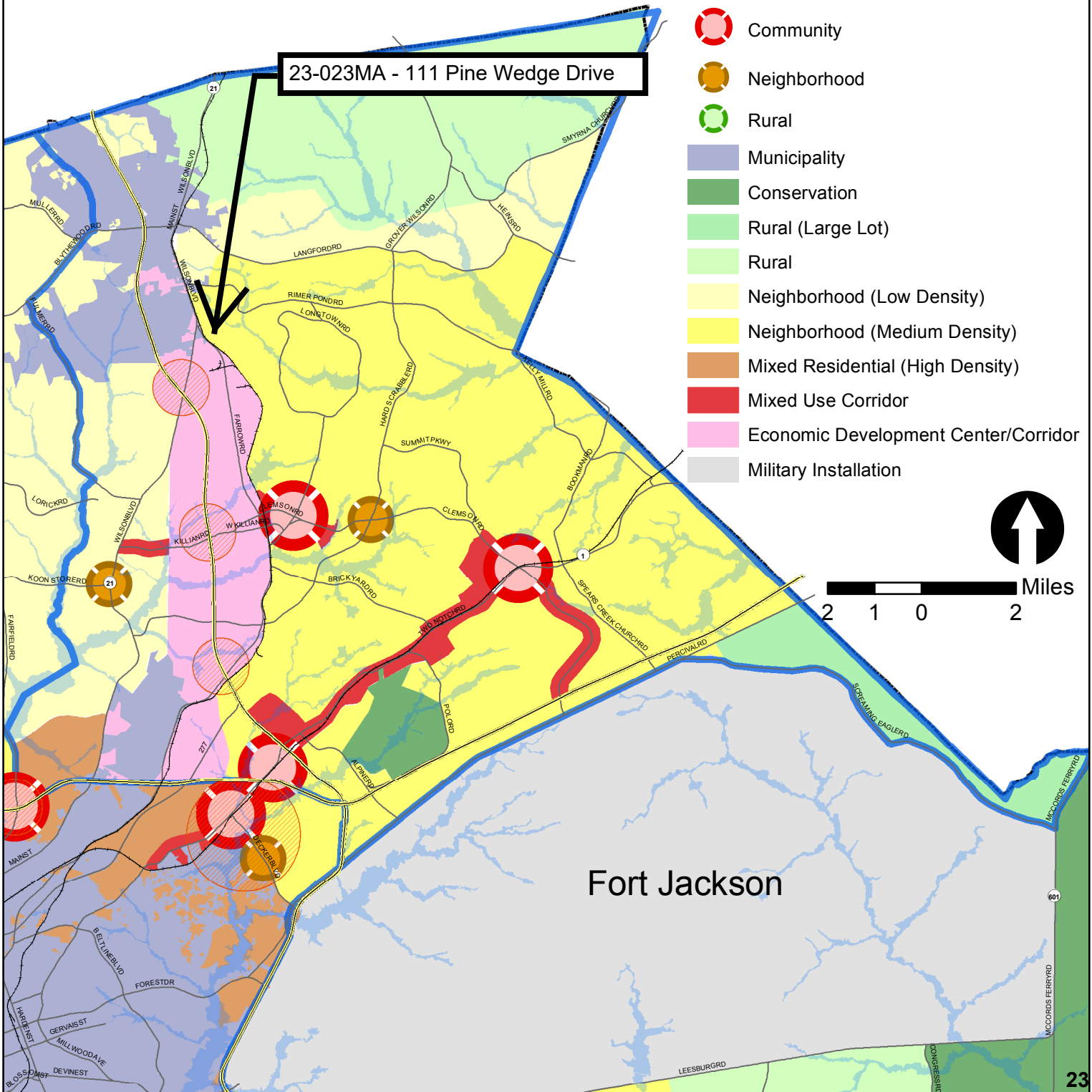


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 10, 2023
RC PROJECT: 23-024 MA
APPLICANT: Harry Walsh

LOCATION: Kennerly Road

TAX MAP NUMBER: R04100-03-82
ACREAGE: 3.08 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: September 8, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The parcel was rezoned to Planned Development District (PDD) under case number 98-005MA.

Zoning History for the General Area

The Residential Single-Family Medium Density District (RS-MD) subdivision, Ascot Ridge, located east of the subject parcel was approved under case number 91-051MA.

Zoning District Summary

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned development districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	RU/PDD	Undeveloped/Residential Subdivisions (Ascot Glenn)
<u>South:</u>	RU/RU	Undeveloped/ Undeveloped
<u>East:</u>	RU/RU	Residence/ Residence
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

One parcel has frontage along Miles Bowman Road and Kennerly Road. The parcel is wooded and undeveloped. There are no sidewalks along this section of Miles Bowman Road and Kennerly Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a single-family residential subdivision. South of the site is undeveloped. West of the site is a large rural residential parcel. East and south of the site are residences

The existing PDD designates this parcel as common area with detached garages. The requested map amendment will change the permitted use from detached garages for the community to residential single-family. The maximum number of residential units will be nine (9), with a minimum lot size of twelve thousand (12,00) square feet.

The amended PDD also proposes that twelve (12) percent of the 3.08 acres be common area.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.2 miles west of the subject parcel. There are no fire hydrants located along Hollingshed Road. Records indicate that the parcel is in the City of Columbia's water service area and located in Richland County's sewer service area.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Neighborhood (Medium-Density)**.

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation option. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2022 SCDOT traffic count (Station # 639) located south of the subject parcel on Hollingshed Road identifies 4,400 Average Daily Trips (ADT's). Hollingshed Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Hollingshed Road is currently operating at Level of Service (LOS) "B".

The ADTs are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT data is collected by SCDOT.

There are no planned or programmed improvements for this section Kennerly Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

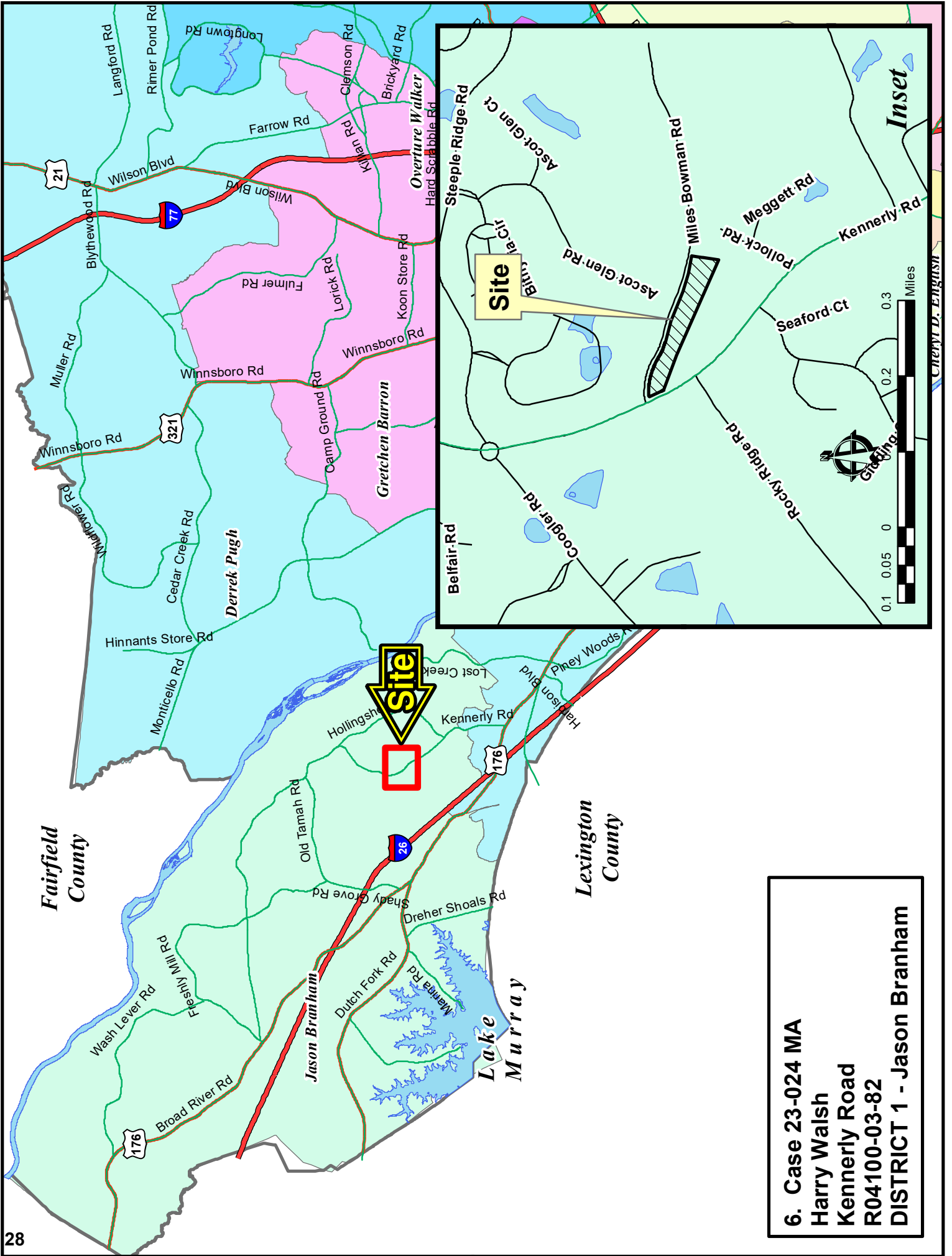
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as Manufactured Home (MH), Planned Development District (PDD), Single-family Low Density (RS-LD) and Residential Single-family Medium Density (RS-MD).

The request is also consistent with the character of the existing residential development pattern and zoning districts along this section of Kennerly Road.

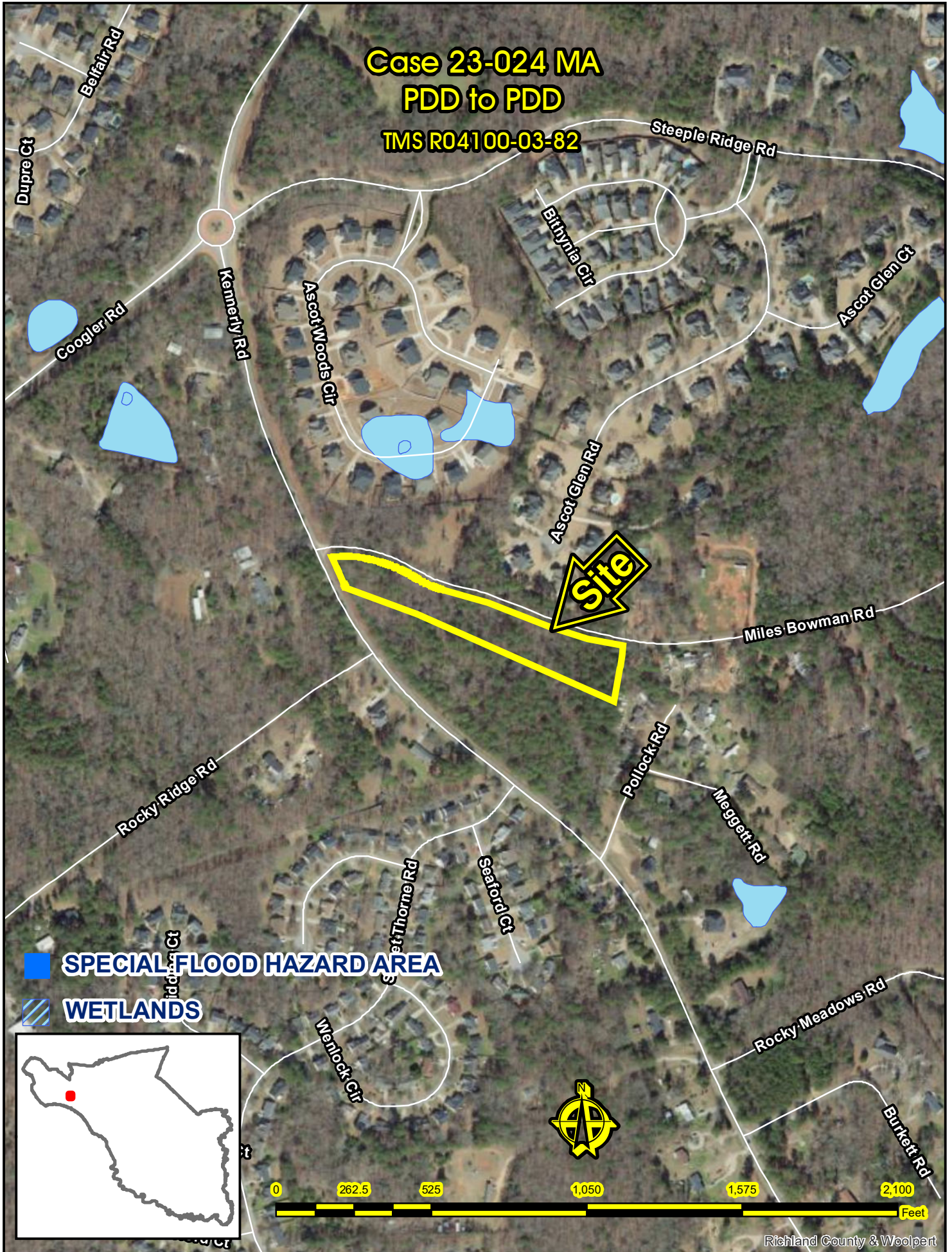
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **July 10, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-024 MA**.

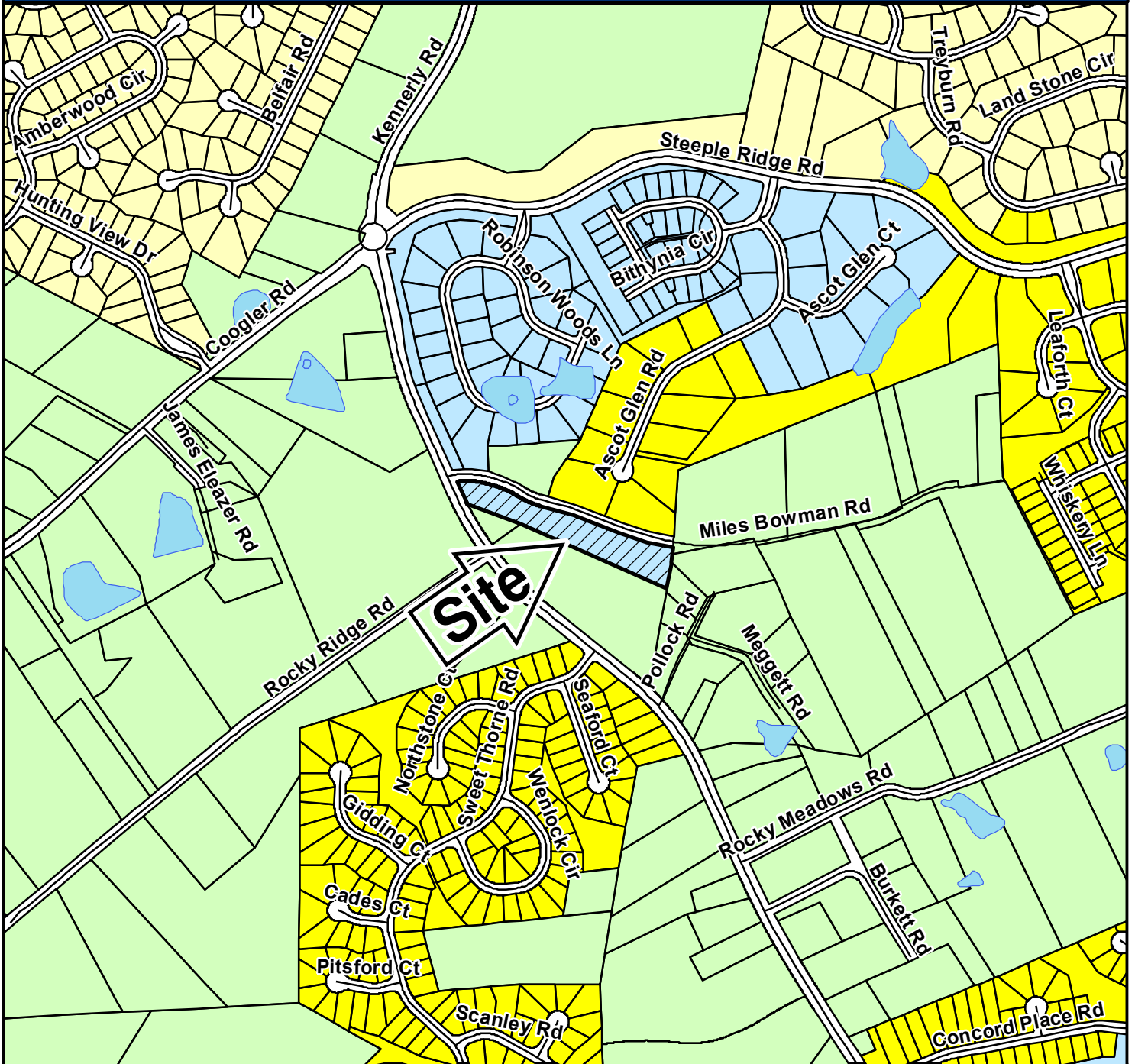


Case 23-024 MA
PDD to PDD
TMS R04100-03-82



Case 23-024 MA

PDD to PDD

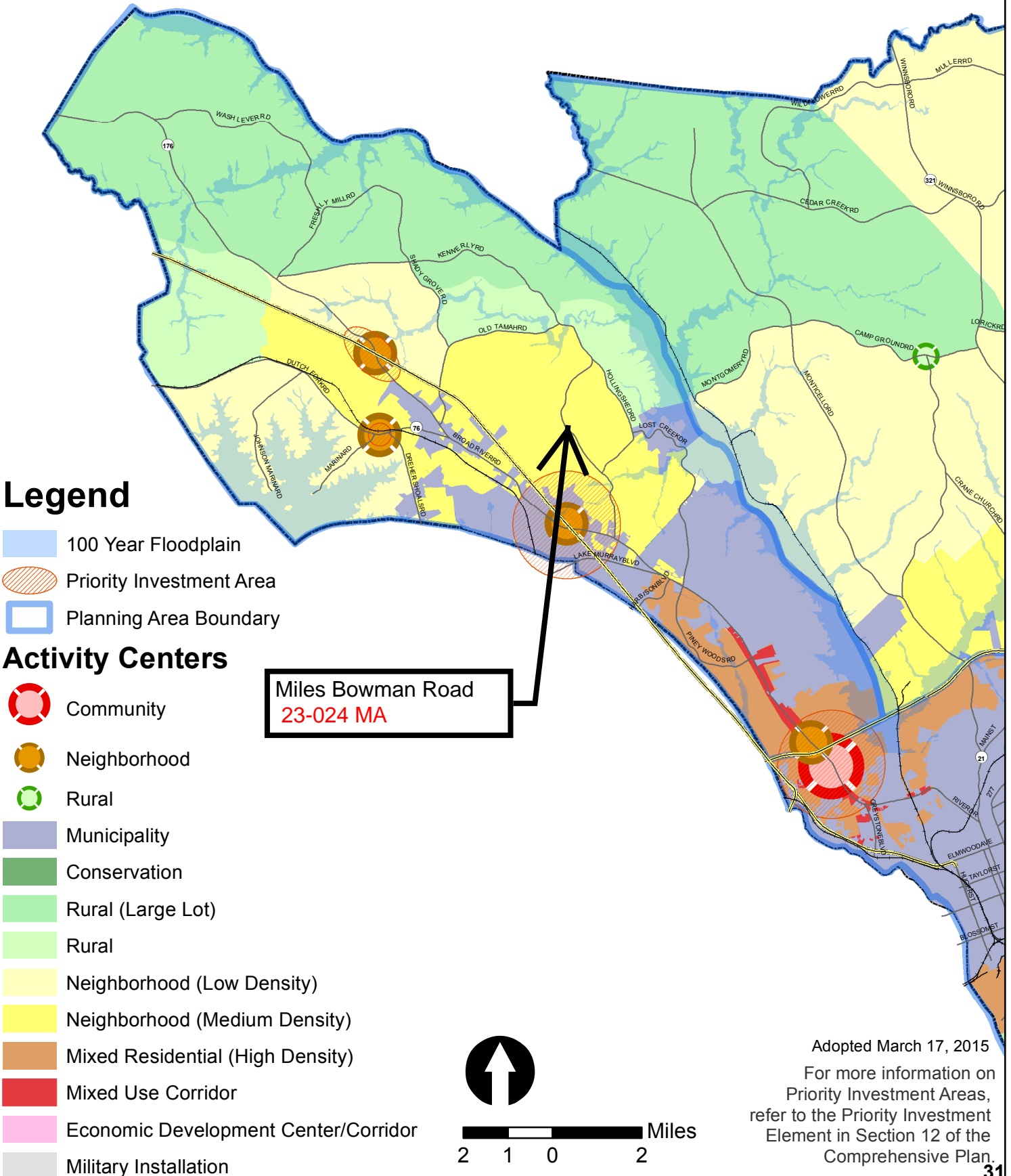


ZONING CLASSIFICATIONS

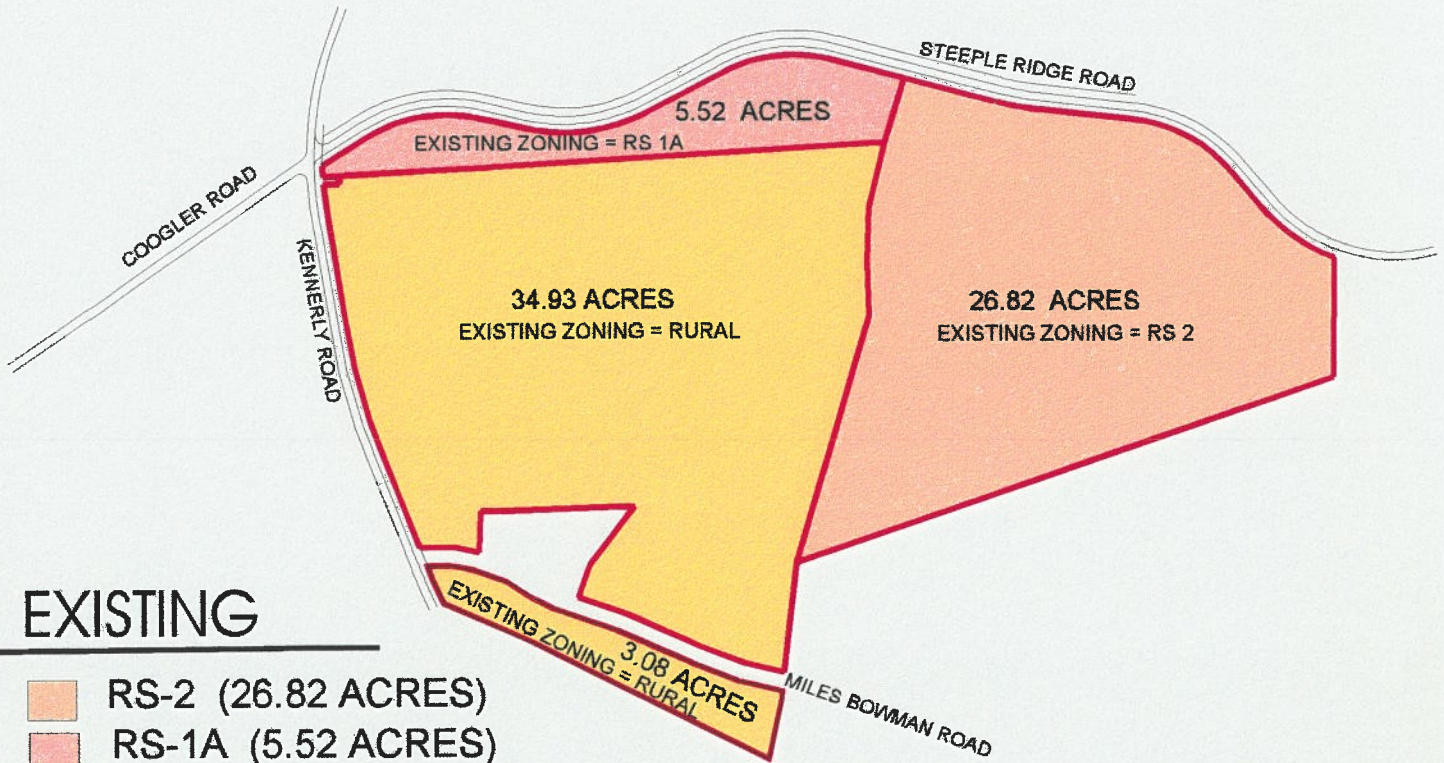
	CC-1		C-1		RS-E		MH		NC		LI		TROS	 N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



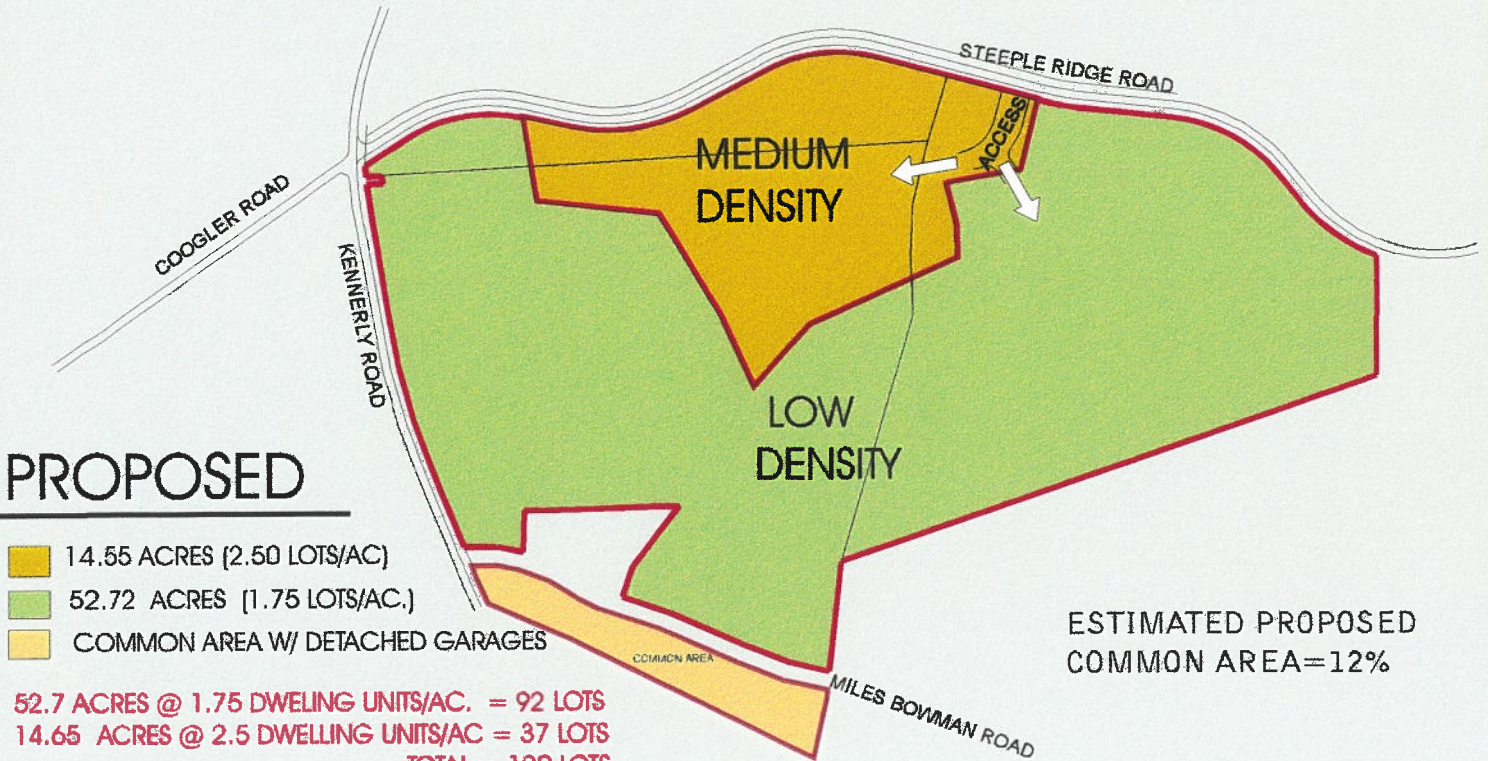
EXISTING

- RS-2 (26.82 ACRES)
- RS-1A (5.52 ACRES)
- RURAL (38.01 ACRES)

ESTIMATED DENSITIES ALLOWED:

(RS-2) 26 AC. X 43560 S.F. @ 8500 S.F. = 133 LOTS
 (RS-1A) 5.43 AC. X 43560 S.F. @ 10000 S.F. = 24 LOTS
 (RURAL) 38.01 AC. X 43560 S.F. @ 33000 S.F. = 50 LOTS

REMOVE 25 % FOR ROADS =
 207 LOTS X 75 % = 155 LOTS ALLOWED NOW

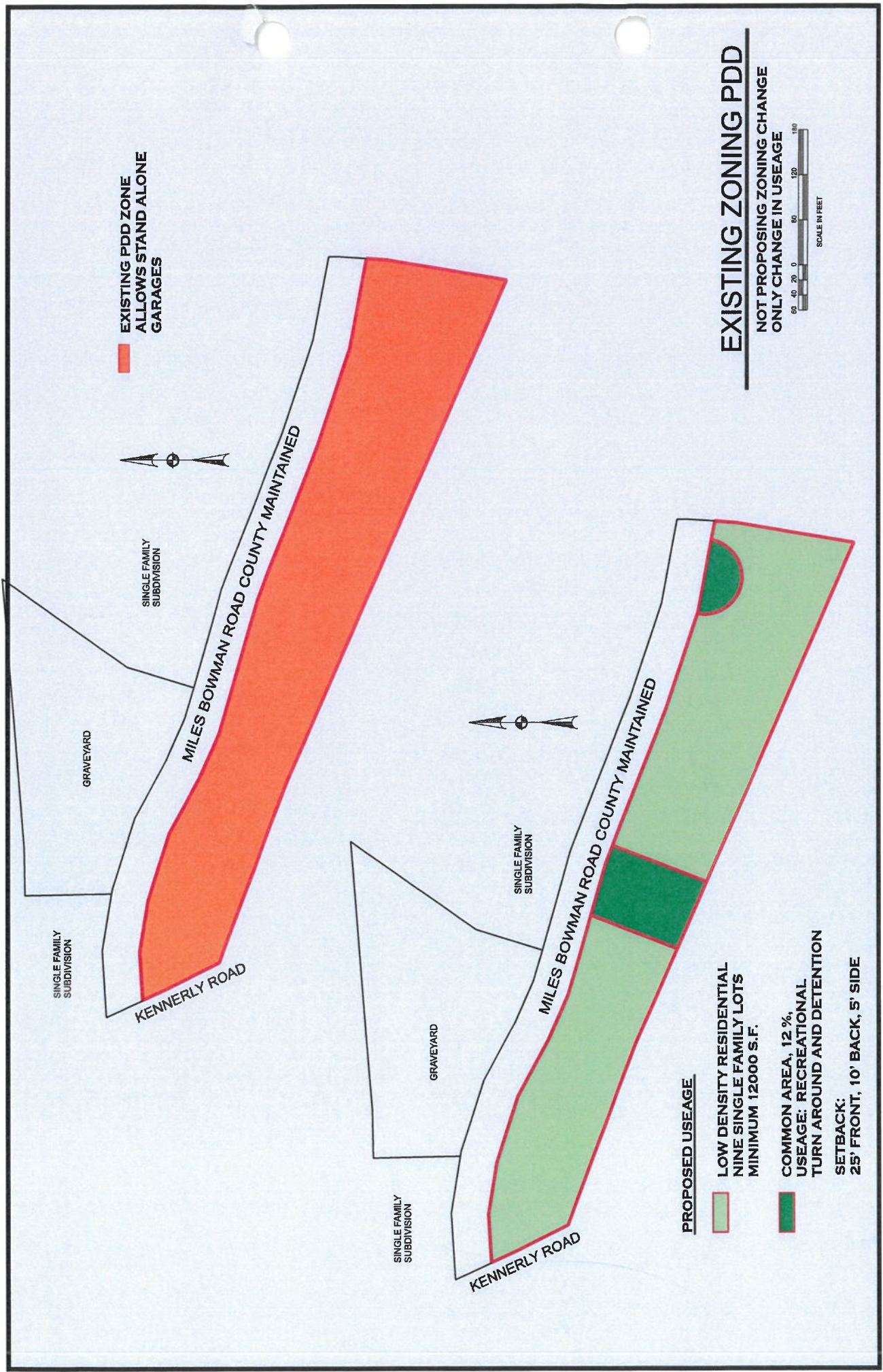


PROPOSED

- 14.55 ACRES (2.50 LOTS/AC)
- 52.72 ACRES (1.75 LOTS/AC.)
- COMMON AREA W/ DETACHED GARAGES

52.7 ACRES @ 1.75 DWELING UNITS/AC. = 92 LOTS
 14.65 ACRES @ 2.5 DWELING UNITS/AC = 37 LOTS
 TOTAL = 129 LOTS

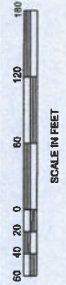
ESTIMATED PROPOSED
 COMMON AREA=12%



**EXISTING PDD ZONE
ALLOWS STAND ALONE
GARAGES**

EXISTING ZONING PDD

**NOT PROPOSING ZONING CHANGE
ONLY CHANGE IN USAGE**



SINGLE FAMILY
SUBDIVISION

GRAVEYARD

KENNERLY ROAD

MILES BOWMAN ROAD COUNTY MAINTAINED



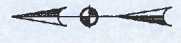
SINGLE FAMILY
SUBDIVISION

SINGLE FAMILY
SUBDIVISION

GRAVEYARD

KENNERLY ROAD

MILES BOWMAN ROAD COUNTY MAINTAINED



SINGLE FAMILY
SUBDIVISION

PROPOSED USAGE

**LOW DENSITY RESIDENTIAL
NINE SINGLE FAMILY LOTS
MINIMUM 12000 S.F.**

**COMMON AREA, 12 %,
USAGE: RECREATIONAL
TURN AROUND AND DETENTION**

**SETBACK:
25' FRONT, 10' BACK, 5' SIDE**



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 7, 2023
RC PROJECT: 23-030 MA
APPLICANT: Fan Disharoon

LOCATION: 1528 Legrand Road

TAX MAP NUMBER: R17113-08-04
ACREAGE: .37 acres
EXISTING ZONING: OI
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: August 22, 2023

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-1 District. With the adoption of the 2005 Land Development Code the RS-1 District was designated Residential Single-family Low Density District (RS-LD).

The parcel was rezoned under case number 04-044MA to Office and Institutional District (OI).

Zoning History for the General Area

A parcel west of the site was rezoned from RS-LD to Office and Institutional District (OI) under case number 02-055MA.

Zoning District Summary

The RS-LD District is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

The minimum lot area is 12,000 square feet or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard is no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 1 dwelling unit*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Residence
<u>South:</u>	GC	Hotel
<u>East:</u>	GC	Hotel
<u>West:</u>	OI	Office

Discussion

Parcel/Area Characteristics

The parcel has frontage along Legrand Road. The subject parcel contains a single-family structure converted to a residence. There are no sidewalks or streetlights along this section of Legrand Road. The surrounding area is primarily characterized by residential developed parcels north of the site. East and south of the site is a Hotel. West of the site is a mix of office uses, and residences.

Public Services

The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 1.1 miles north east of the subject parcel. There are fire hydrants located along Legrand Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in East Richland County’s Public Service District sewer service area.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Mixed Use Corridor**.

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2022 SCDOT traffic count (Station # 745) located northwest of the subject parcel on Legrand Road identifies 1,200 Average Daily Trips (ADT's). Legrand Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Legrand Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Legrand Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. The proposed commercial district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan.

Principally, staff recommends **Disapproval** of this map amendment.

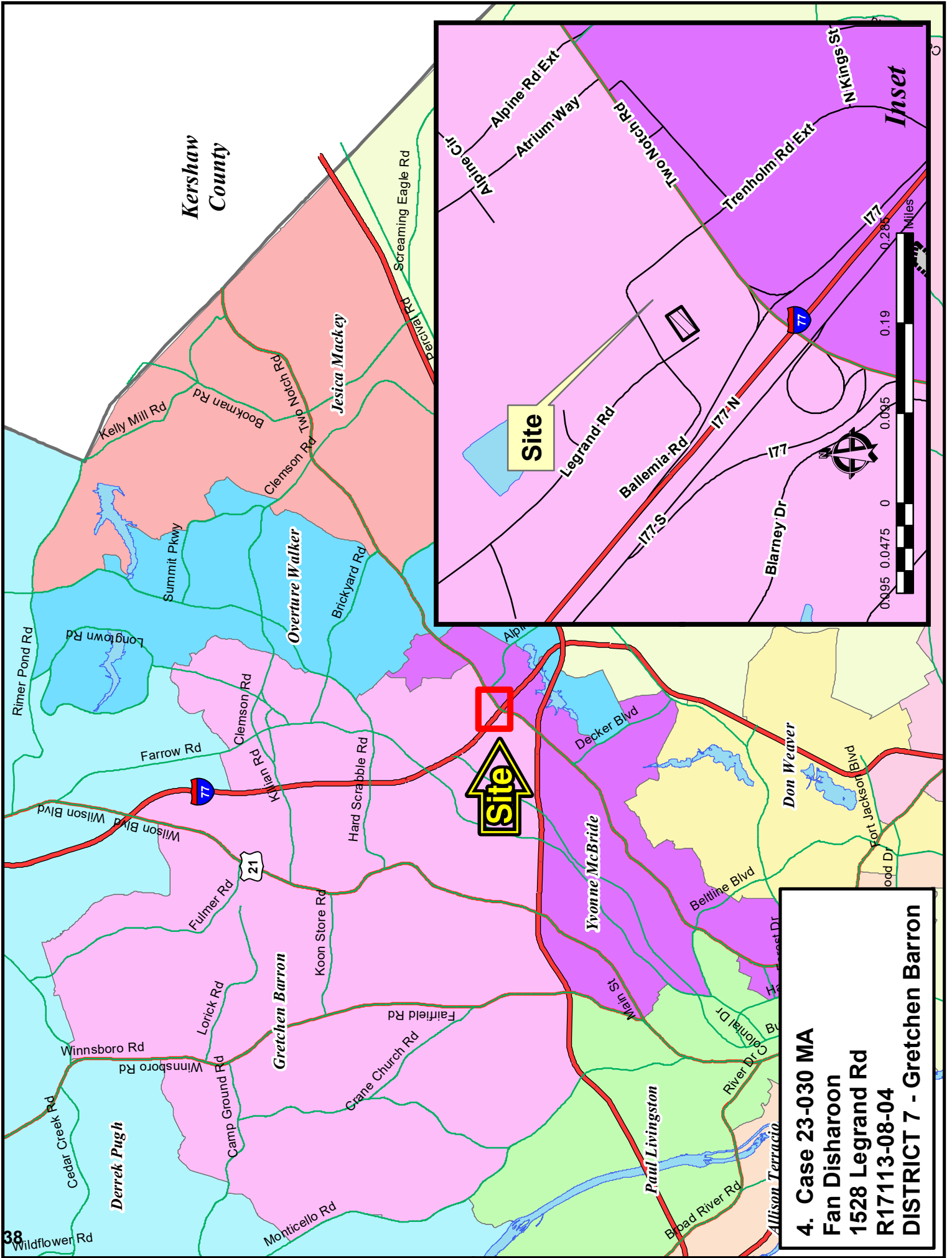
However, approval of the rezoning request would be in character with the existing development patterns and zoning districts along this section of Legrand Road.

Planning Commission Action

At their **July 10, 2023** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The request fits the current characteristics of the surrounding area.
- The subject site is located along a residential road.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **23-030 MA**.



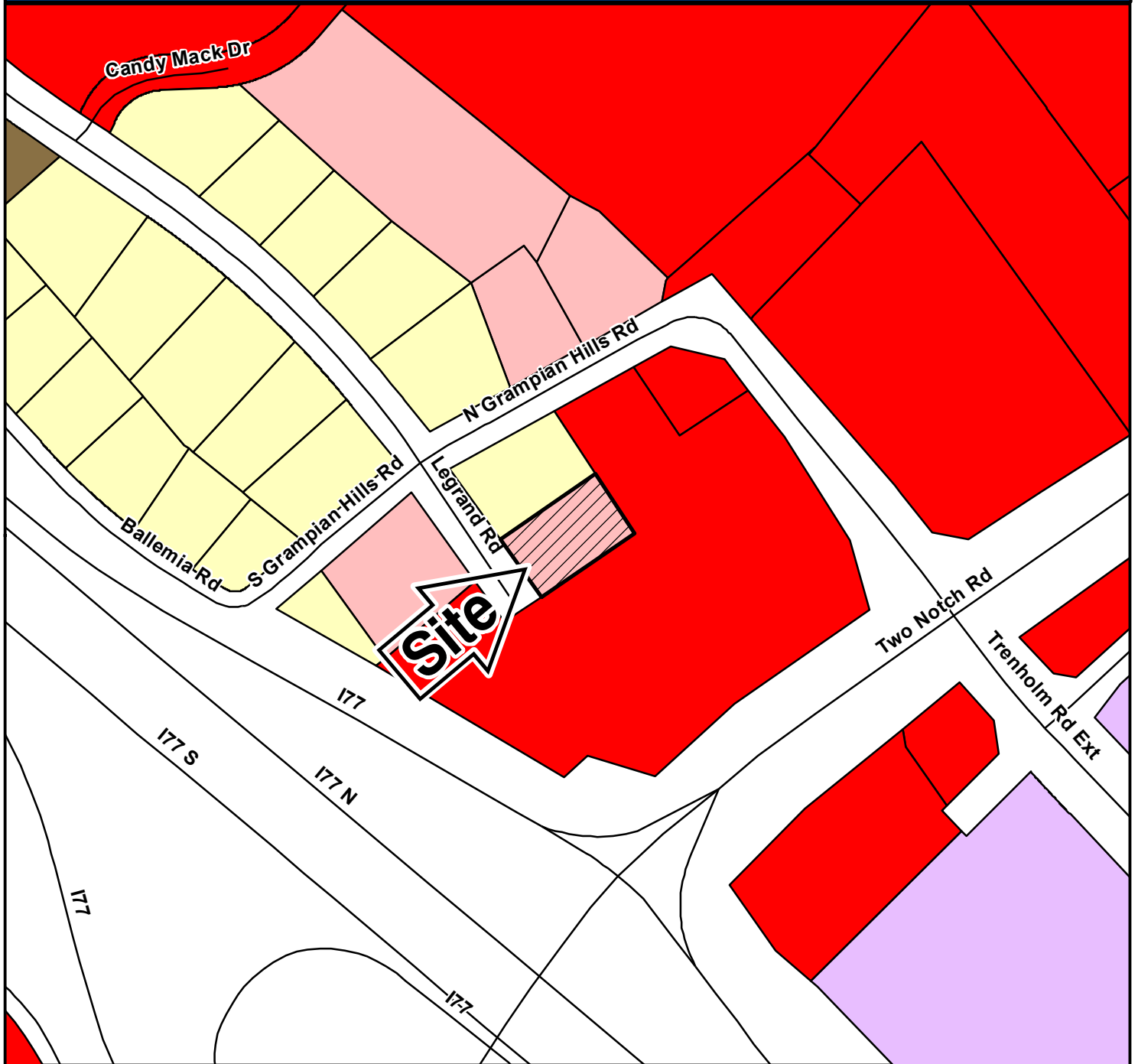
4. Case 23-030 MA
Fan Disharoon
1528 Legrand Rd
R17113-08-04
DISTRICT 7 - Gretchen Barron

Case 23-030 MA
OI to RS-LD
TMS R17113-08-04


























Case 23-030 MA

OI to RS-LD



ZONING CLASSIFICATIONS

 CC-1	 RR	 RS-HD	 OI	 M-1	 RU
 CC-2	 RS-E	 MH	 NC	 LI	 TROS
 CC-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-4	 RS-MD	 RM-HD	 RC	 PDD	





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 7, 2023
RC PROJECT: 23-036 MA
APPLICANT: Carl Gibson

LOCATION: Montgomery Lane

TAX MAP NUMBER: R18800-02-39
ACREAGE: 2.5 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: September 8, 2023

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

A previous map amendment, case number 16-043MA, to rezone to Heavy Industrial (HI) District was denied at the Zoning Public Hearing.

Zoning History for the General Area

A parcel east of the site, which is part of Westinghouse, was rezoned from RU to Heavy Industrial District (HI) under ordinance number 078-09HR (case number 09-13MA).

The parcels south of the site were rezoned from RU to Light Industrial District (M-1) under ordinance number 2248-92HR (case number 92-31MA).

Zoning District Summary

The LI District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

No minimal lot area except as required by DHEC; and no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	M-1/RU	Curtis Fabrication/Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Montgomery Lane. The subject property is currently undeveloped. There are no sidewalks or streetlights along this section of Montgomery Lane. The surrounding area is characterized by residential uses to the north and west with an Industrial use to the south. There are undeveloped parcels east of the site.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 4.21 miles northwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

Plans & Policies

Comprehensive Plan

The 2015 Richland County Comprehensive Plan, "PUTTING THE PIECES IN PLACE", designates this area as **Rural**.

Land Use and Design

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for the increased density of lot sizes in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #411) located adjacent the subject parcel on Montgomery Lane identifies 400 Average Daily Trips (ADT's). Montgomery Lane is classified as

a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This segment of Montgomery Lane is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Montgomery Lane, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The intent of the LI District is to accommodate uses of a wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses.

Staff is of the opinion that the proposed rezoning would be inconsistent with the intentions of the 2014 Comprehensive Plan, as industrial uses are not supported by the desired development pattern, nor is the proposed district supportive of agricultural uses. Approval of the requested zoning would be out of character with the existing uses in the area.

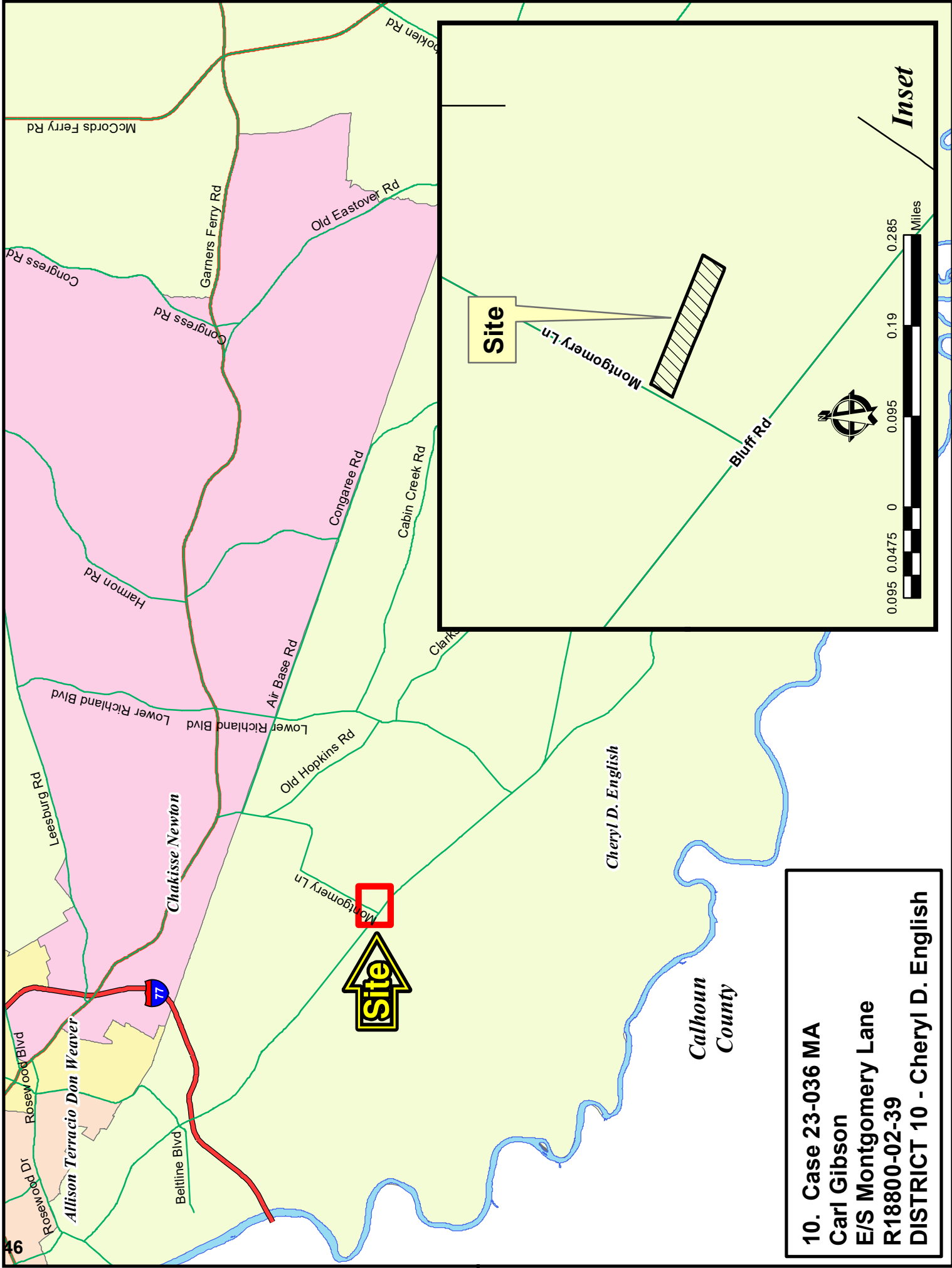
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **September 7, 2023** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- The request would help alleviate the traffic congestion on Montgomery Road.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **23-036 MA**.



10. Case 23-036 MA
Carl Gibson
E/S Montgomery Lane
R18800-02-39
DISTRICT 10 - Cheryll D. English

Case 23-036 MA
RU to LI
TMS R18800-02-39

Rauch Dr

Montgomery Ln

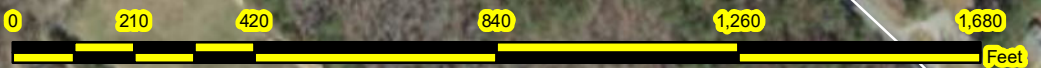
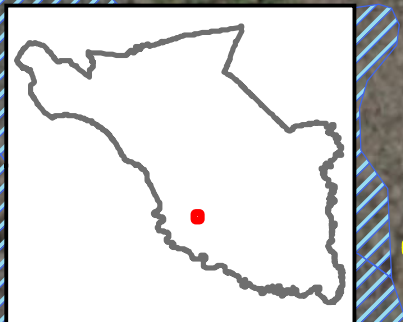
Site

Bluff Rd

Unnamed St

SPECIAL FLOOD HAZARD AREA

WETLANDS


























Richland County & Woolpert

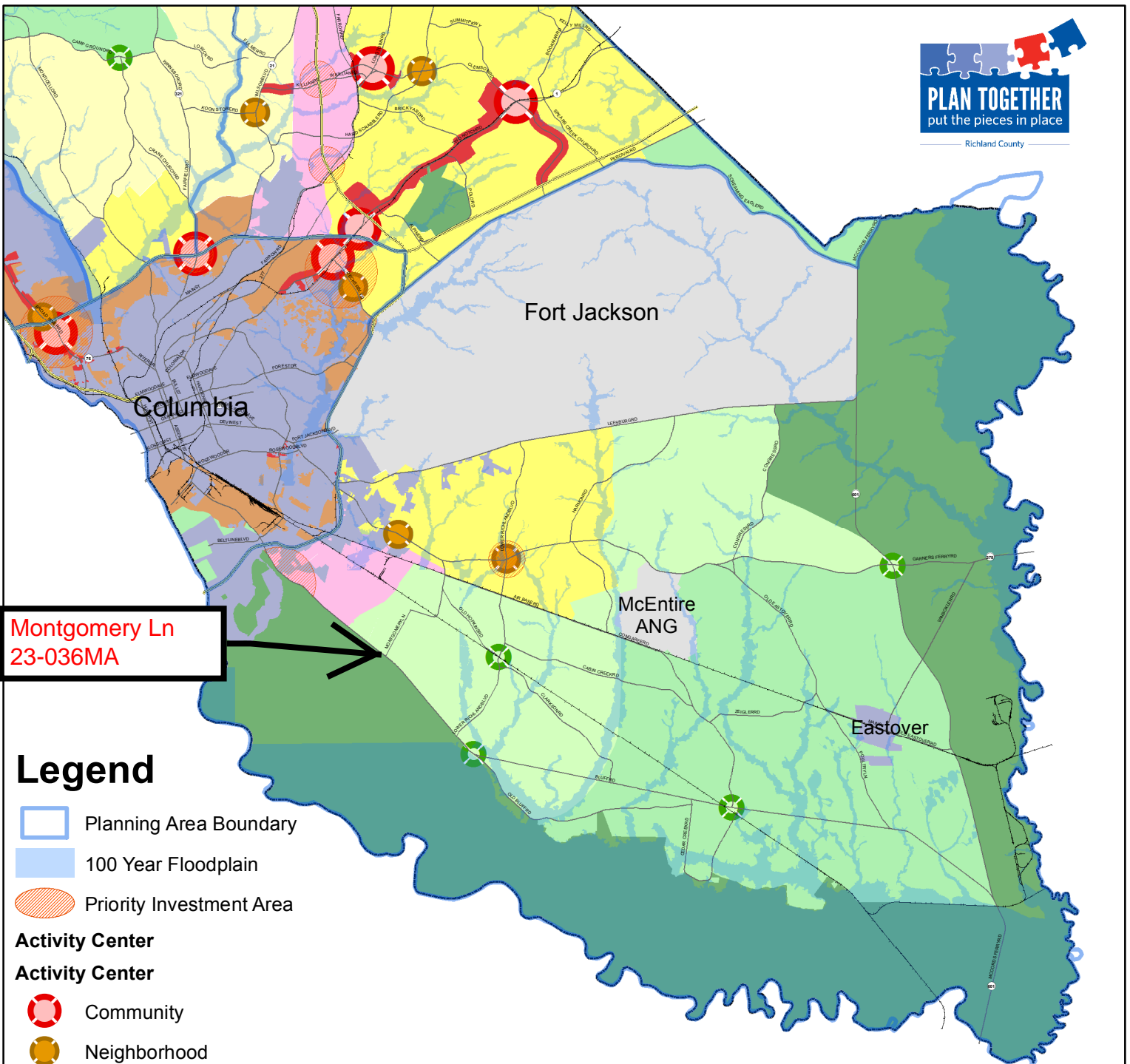
Case 23-036 MA RU to LI



ZONING CLASSIFICATIONS

 CC-1	 RR	 RS-HD	 OI	 M-1	 RU
 CC-2	 RS-E	 MH	 NC	 LI	 TROS
 CC-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-4	 RS-MD	 RM-HD	 RC	 PDD	





**Montgomery Ln
23-036MA**

Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

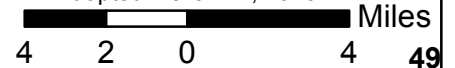
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





Richland County Government
2020 Hampton Street
Columbia, SC 29204

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